

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re: Case No.: 23-15001 (VFP)

JOSE TOBAR-VALLE, Chapter: 7

Judge: Honorable Vincent F. Papalia

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**NOTICE OF PROPOSED PRIVATE SALE**

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Charles M. Forman, chapter 7 trustee in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection and serve it on the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court District of New Jersey 50 Walnut Street Newark, NJ 07102
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If an objection is filed, a hearing will be held before the Honorable Vincent F. Papalia on February 7, 2024 at 10:00 a.m. at the United States Bankruptcy Court, 50 Walnut Street, Newark, New Jersey Courtroom No. 3B. If no objection is filed, the clerk will enter a *Certification of No Objection* and the sale will be held as proposed.

Description of property to be sold: The Debtor proposes to sell real property located at 58 Llewellyn Avenue, West Orange, New Jersey.
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Proposed Purchaser: Esteban Camilo Roldan Martinez
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Sale Price: \$615,000
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☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Realty Empire LLC Amount to be paid: \$30,750 Services Rendered: Marketing property for sale
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Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the final hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

/s/ Erin J. Kennedy

Erin J. Kennedy

Forman Holt, 365 W. Passaic Street, Suite 400, Rochelle Park, New Jersey 07662

Tel: 201.845.1000 Email: [ekennedy@formanlaw.com](mailto:ekennedy@formanlaw.com)